

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

July 17, 2006

CALL TO PODIUM:

Jacqueline Marsh

RESPONSIBLE STAFF:

Jacqueline Marsh, Planner
Patricia Patula, Planner

AGENDA ITEM:

(please check one)

| | |
|-------------------------------------|--------------------------------|
| | Presentation |
| | Proclamation/Certificate |
| | Appointment |
| | Public Hearing |
| <input checked="" type="checkbox"/> | Historic District Commission |
| | Consent Item |
| | Ordinance |
| | Resolution |
| | Policy Discussion |
| | Work Session Discussion Item |
| <input checked="" type="checkbox"/> | Other: Certificate of Approval |

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

| | |
|-------------------|--|
| Introduced | |
| Advertised | |
| | |
| | |
| | |
| | |
| | |
| Hearing Date | |
| Record Held Open | |
| Policy Discussion | |

TITLE:**HISTORIC DISTRICT COMMISSION****Approval of Certificate of Approval:**

HAWP-56D Applicants: Mark and Karyn Ryan
17 Walker Avenue, Rear two-story addition

SUPPORTING BACKGROUND:

At their meeting of July 6, 2006, the HPAC held a public hearing on this application for a rear two-story addition. This is a contributing resource to the Brookes, Russell, Walker Historic District.

The applicant's proposal is an addition straight off the rear of the house on the west side of the property and on the east side, the addition will extend out three feet then continue with a porch. The materials on the new addition will be a painted cementitious clapboard material and will have new wood windows to match the existing style and size. The existing small one-story enclosed porch will be removed.

Clark Day, 26 Walker Avenue, and David Savage, 23 Walker Avenue, gave testimony in support of the project. Elizabeth Johnson, 104 Chestnut Street, also supported the project and questioned if the addition would impact any existing trees.

The HPAC unanimously recommended approval, finding the request to be in compliance with Secretary of Interior Standard Nine, which states new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the hold and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. The work is differentiating the old from the new while remaining compatible in massing and size with the neighborhood. This application is also in conformance with the design guidelines of the Brookes, Russell, Walker Historic District.

The following conditions will apply:

1. A barge board will be added to the rear gable to match that of the gable on the front of the house and;
2. The liting pattern of the windows will be two over two.

Staff and HPAC recommend the HDC make the following motion:

Grant approval of HAWP-56D and issue the Certificate of Approval, finding, based on the record before HPAC and for the reasons articulated by HPAC, that the application meets Secretary of Interior Standard Nine and the Brookes, Russell, Walker Historic District Guidelines, with two conditions.

DESIRED OUTCOME:

Vote on HAWP-56D.

HPAC Public Hearing – July 6, 2006
HDC Review – July 17, 2006

**INDEX OF MEMORANDA
HAWP-56D**

**Applicant: Karyn and Mark Ryan
17 Walker Avenue
Rear two-story addition**

| Number | Exhibit |
|---------------|--|
| 1. | Application |
| 2. | House location plat with proposed addition |
| 3. | Photographs of existing house |
| 4. | Minutes (DRAFT) of June 1, 2006 HPAC Meeting – Preliminary Consultation |
| 5. | Notice to include legal ad for public hearing in the June 28, 2006, <i>Gaithersburg Gazette</i> |
| 6. | Public hearing notice, sent out June 26, 2006, to the required parties |
| 7. | Site Plan |
| 8. | South elevation of proposed addition |
| 9. | Rear elevation of proposed addition |
| 10. | North elevation of proposed addition |
| 11. | By Reference: Brookes, Russell, Walker Historic District Guidelines |
| 12. | By Reference: Annotated Code of Maryland, Article 66B, Historic Resources |
| 13. | By Reference: Secretary of Interior Standards for Rehabilitation |
| 14. | By Reference: HD-14 Designation Documents |
| 15. | By Reference: Qualifications of HPAC, HDC, and staff |
| 16. | By Reference: Historic Preservation Ordinance |
| 17. | Revised rear elevation, received July 5, 2006 |
| 18. | Revised north elevation, received July 5, 2006 |

HISTORIC AREA WORK PERMIT APPLICATION

In accordance with Chapter 24, Article XII of the City Code.

| | |
|-----------------------|-----------------|
| Application Number | <u>HAWP-56B</u> |
| Date Filed | <u>6.16.06</u> |
| Application Completed | <u>6.29.06</u> |
| HPAC Hearing/Review | <u>7.6.06</u> |
| HDC Hearing/Review | <u>7.17.06</u> |
| Decision | _____ |
| Date of Decision | _____ |

1. SUBJECT PROPERTY

Address 17 Walker Avenue
 Lot 17 Block _____ Subdivision Brookes Walker
 Tax Account Number _____

2. APPLICANT/OWNER/AUTHORIZED AGENT

Name Karyn & Mark Ryan Telephone 301 947-7920
 Address 17 Walker Avenue, Gaithersburg 20877

3. OWNER OF RECORD (IF NOT APPLICANT)

Name _____ Telephone _____
 Address _____

2. TYPE OF WORK (CHECK APPROPRIATE)

- ☒ Visible from public way
☐ Not visible from public way

- | | | | |
|------------------------------------|---|--------------------------------------|---|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Windows | <input type="checkbox"/> Additions | <input checked="" type="checkbox"/> New Construction |
| <input type="checkbox"/> Signage | <input type="checkbox"/> Siding | <input type="checkbox"/> Relocation | <input type="checkbox"/> In-kind Replacement |
| <input type="checkbox"/> Parking | <input type="checkbox"/> Roofing | <input type="checkbox"/> Restoration | <input type="checkbox"/> Utilities (meters, cables, etc.) |
| <input type="checkbox"/> Landscape | <input type="checkbox"/> Accessory Building | <input type="checkbox"/> Demolition | <input type="checkbox"/> Miscellaneous |

4. DESCRIPTION OF PROPOSED WORK

Rear home addition - 2 story

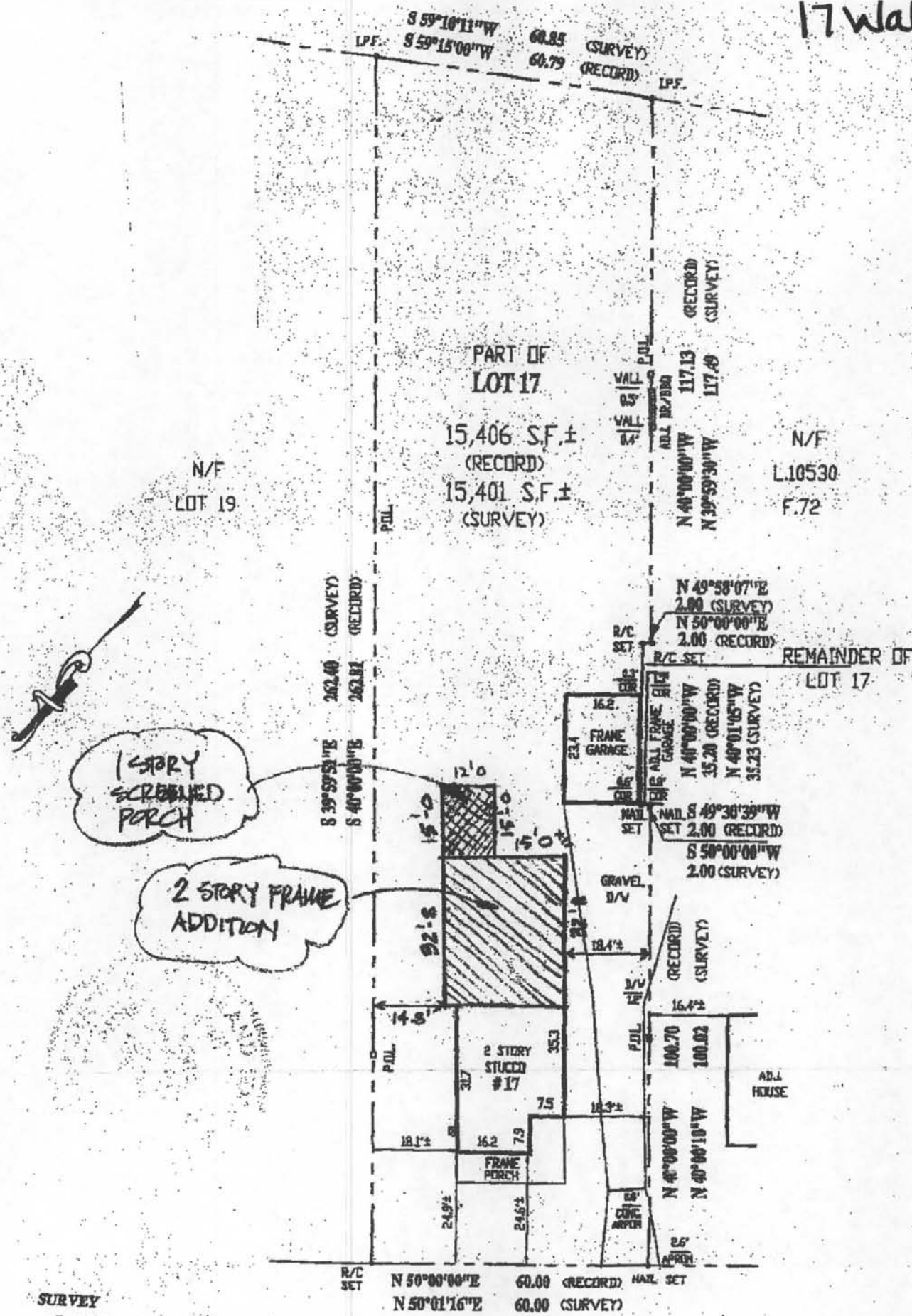
5. HISTORIC AREA WORK PERMIT PROCESS AND APPLICATION SUBMISSION REQUIREMENTS (SEE PAGES 2-7)

I have read and understand the attached information regarding process and requirements in obtaining a Historic Area Work Permit.

Signature Karyn A. Ryan

Date June 16, 2006

17 Walker Ave



SURVEY
LOT 17
SCALE 1"=30'

WALKER AVE

HPAC 7-6-06
HAWP-56D
#2

17 WALKER AVENUE



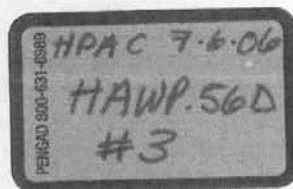
Front View (West)

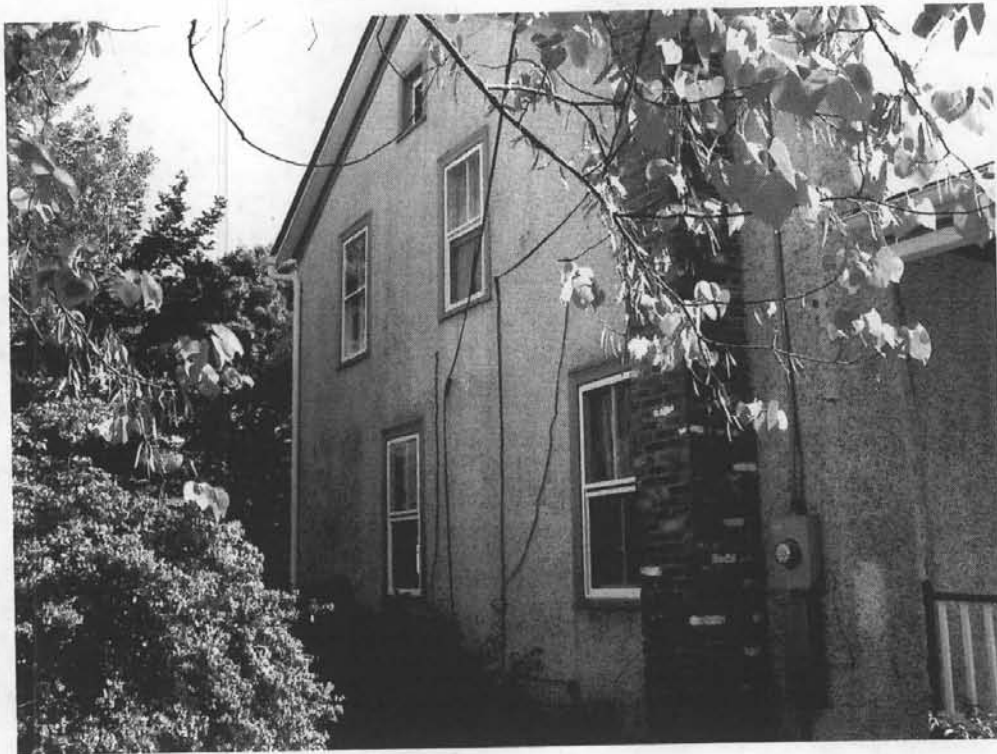
- Existing siding material is Stucco on clapboard with wood shingles at gable



Side View (South)

- Note: rear enclosed porch would be removed for addition





Side View (North)

- Photo from front corner

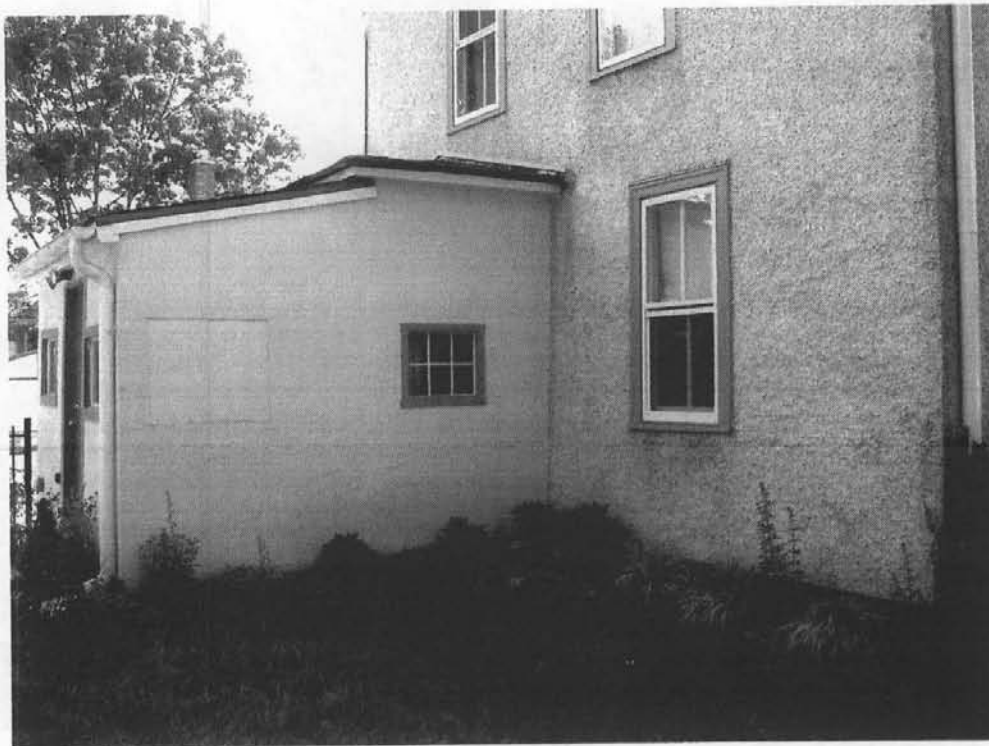


Side View (North)

- Photo from rear corner

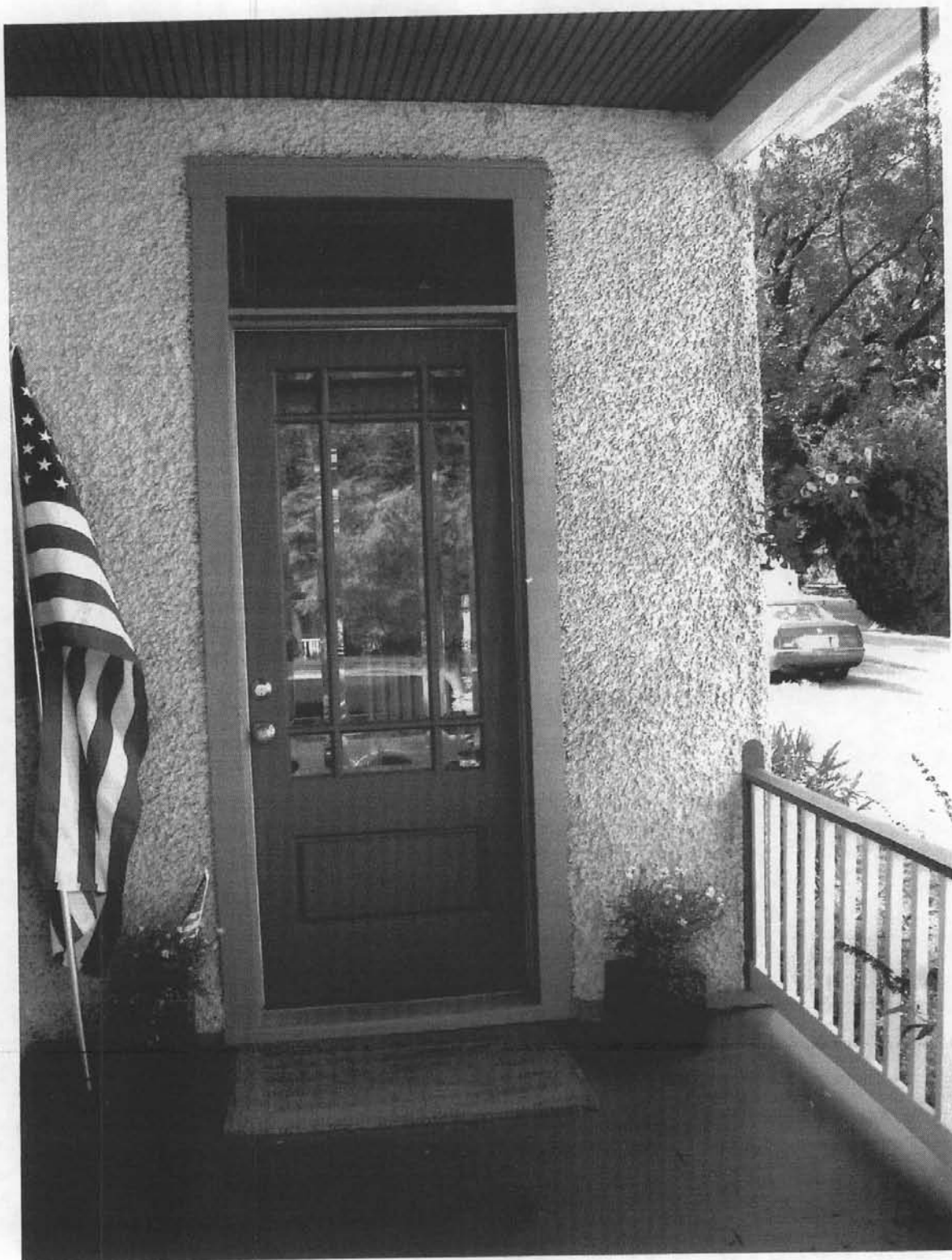


Rear View (East)



Rear View

- Shows rear porch enclosure to be removed for addition



' EXIST'G DOOR STYLE

17 WALKER AVENUE

related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. The change in the fencing removes a non-compliant style and brings the site more in keeping with the historic nature of the site and with the design guidelines of the Brookes, Russell, Walker Historic District.

VOTE: 5-0

IV. PRELIMINARY CONSULTATIONS

DRAFT

1. Applicant: Chris and Terry Kirtz
104 Russell Avenue
Rear Deck/Addition

Mr. Chris Kirtz, applicant, provided a preliminary proposal to expand the porch to the rear of the property and to expand the second floor bedroom and add a second level deck. The addition will not be seen from the street and all materials will be replicated from the original house including German siding.

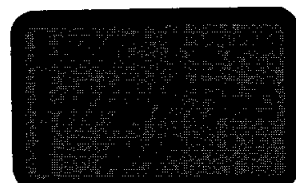
Regarding the expansion of the porch on the first level, Mr. Kirtz said that it will be partially closed-in for year-round use and the remainder to be open with either a single or double pair of doors coming off the porch. Chairperson Arkin reminded the applicant that the new addition should be differentiated from the old but also should be compatible.

Member Coratola suggested a gable-end roofline which would clearly differentiate the new construction from the existing home. He also commented that the double pair of doors on the proposed first floor porch added an interesting dimension to the porch and would follow the change of the gable-end roofline.

Mr. Kirtz thanked members for their input and said that he would return with a formal presentation in the future.

2. Applicant: Karen and Mark Ryan
17 Walker Avenue
Rear Addition

Ms. Karen Ryan, applicant, proposed an addition straight off the back of the house on the west side of the property and on the east side to come out three feet and then go back with a porch off the addition. The materials on the new addition will be a painted cementitious clapboard material and new wood windows to match the existing style and size. Ms. Ryan said the four grouped windows on the east elevation will not be full height windows. Rather, they will be a



transom window for privacy purposes. She added that a small one-story enclosed rear porch will be removed for the addition.

Chairperson Arkin said that although the house is not symmetrical there is a certain rhythm to it with the window and feature placement and was concerned with the misalignment of the windows and doors on the proposed drawings. Member Coratola agreed and said that the windows do not align with the windows below. He suggested that as the applicant develops the drawings, he should make sure the window and door placements are better aligned.

Member Coratola commented that he liked the distinction between the old and the new, the material change, and that the addition is not running straight back. He suggested the rear roof pitch match the roof pitch on the house and recommended a single-light French door on the rear porch to be more in keeping with the style of the house.

Chairperson Arkin suggested differentiating the new roof from the existing roof because the addition will be rather long. Member Coratola suggested the applicant look at materials used for the porch as the front porch has piers and columns with lattice in-between. Chairperson Arkin said that the piers and lattice would add a nice look.

In response to questioning regarding the porch overhang, Ms. Ryan explained that she wanted to allow as much light as possible into the back of the house rather than extend the back porch out. She said that they want to have a covered landing. Member Coratola suggested that supports be used with either columns or brackets. Member Drzyzgula said that the applicant will find the covered landing useful and suggested extending the deck across to include where the rear landing is located as part of deck.

V. APPROVAL OF MINUTES

Minutes of the May 4, 2006, Meeting

Several corrections were made to the minutes.

Motion was made by Member Coratola, seconded by Member Drzyzgula, that the minutes of the May 4, 2006, Historic Preservation Advisory Committee meeting be approved, as corrected.

VOTE: 4-0-1 (Abstained: Johnson)

VI. DISCUSSION ITEMS - continued

1. MAHDC Training Date – Planner Patula suggested the training be scheduled for either September 26 or October 10 and asked members to check their calendars and a date will be determined at the July meeting.



June 23, 2006

Karey Major, Law Section
The Gaithersburg Gazette
P.O. Caller 6006
Gaithersburg, Maryland 20884

Dear Karey:

Please publish the following legal advertisement in the **June 28, 2006**, issue of the *Gaithersburg Gazette*.

Sincerely,

Jacqueline Marsh
Jacqueline Marsh, Planner
Planning and Code Administration

ASSIGN CODE: HAWP-56D

NOTICE OF PUBLIC HEARING

The Historic Preservation Advisory Committee of the City of Gaithersburg will conduct a public hearing on HAWP-56D, filed by Karyn and Mark Ryan, on

**THURSDAY
JULY 6, 2006
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests a certificate of approval from the City's Historic District Commission for a rear two-story addition at **17 Walker Avenue**. §24-228 of the City Code (Zoning Ordinance) requires a historic area work permit for altering exterior features of a historic resource. The subject property, located on Lot 17 of the Walker's Addition to Gaithersburg, is a contributing resource to the Brookes, Russell, Walker Historic District.

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Jacqueline Marsh, Planner
Planning and Code Administration
JAM
Acct# 133649

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@gaitersburgmd.gov • www.gaitersburgmd.gov

MAYOR
Sidney A. Katz

COUNCIL MEMBERS
Stanley J. Alster
Geraldine F. Edens
Henry E. Marraffa, Jr.
John B. Schlichting
Michael A. Sesma

CITY MANAGER
David B. Humpton



Gaithersburg

A CHARACTER COUNTS! CITY

CITY OF GAITHERSBURG
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

NOTICE OF PUBLIC HEARING

The City of Gaithersburg Historic Preservation Advisory Committee will conduct a public hearing at the time and place noted below.

Meeting: **Historic Preservation Advisory Committee**
Application Type: **Historic Area Work Permit Request**
File Number: **HAWP-56X D**
Location: **17 Walker Avenue**
Lot 17 of Walkers Addition to Gaithersburg
Applicant: **Karyn and Mark Ryan**
Development: **Brookes, Russell, Walker Historic District**
Day/ Date/Time: **Thursday, July 6, 2006, 7:30 p.m.**
Place: **COUNCIL CHAMBERS, GAITHERSBURG CITY HALL**
31 SOUTH SUMMIT AVENUE

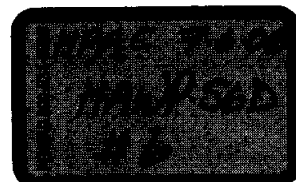
*****IMPORTANT*****

The application requests a certificate of approval from the City's Historic District Commission for a rear two-story addition at **17 Walker Avenue**. Section 24-228 of the City Code (Zoning Ordinance) requires a historic area work permit for altering exterior features of a historic resource. The subject property, located on Lot 17, Walkers Addition to Gaithersburg, is a contributing resource to the Brookes, Russell, Walker Historic District. Contact the Planning and Code Administration City Planner (listed below) at (301) 258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

CITY OF GAITHERSBURG

By: Jacqueline Marsh
Jacqueline Marsh, Planner
Planning and Code Administration

SEE LOCATION MAP ON REVERSE SIDE



NOTICES SENT THIS 26th DAY OF JUNE, 2006, TO:

APPLICANT AND INTERESTED PARTIES

(A list of interested parties and agencies is available in the file in the Planning and Code Administration.)

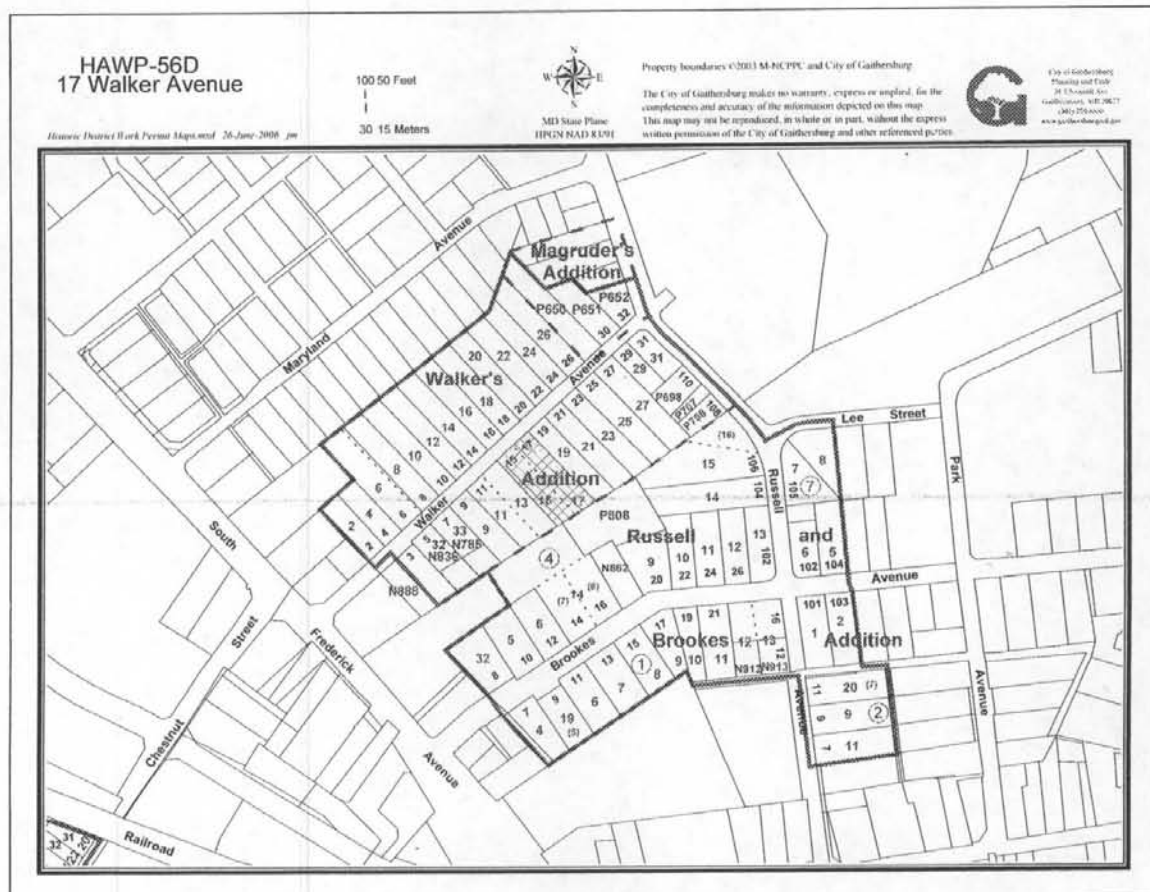
HISTORIC PRESERVATION ADVISORY COMMITTEE

HISTORIC DISTRICT COMMISSION

CITY STAFF

David B. Humpton, City Manager
Frederick J. Felton, Assistant City Manager
Tony Tomasello, Assistant City Manager
Cathy Borten, City Attorney
Britta Monaco, Public Information Director
Doris Stokes, Administrative Assistant
Jeff Baldwin, City Web Administrator (via email)

LOCATION MAP



OCCUPANT
301 RUSSELL AVE
GAITHERSBURG MD 20877

OCCUPANT
104 RUSSELL AVE
GAITHERSBURG MD 20877

OCCUPANT
22 BROOKES AVE
GAITHERSBURG MD 20877

OCCUPANT
20 BROOKES AVE
GAITHERSBURG MD 20877

OCCUPANT
14 BROOKES AVE
GAITHERSBURG MD 20877

OCCUPANT
11 WALKER AVE
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32 WALKER AVE
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OCCUPANT
31 WALKER AVENUE
GAITHERSBURG MD 20877

OCCUPANT
106 RUSSELL AVE
GAITHERSBURG MD 20877

OCCUPANT
12 BROOKES AVE
GAITHERSBURG MD 20877

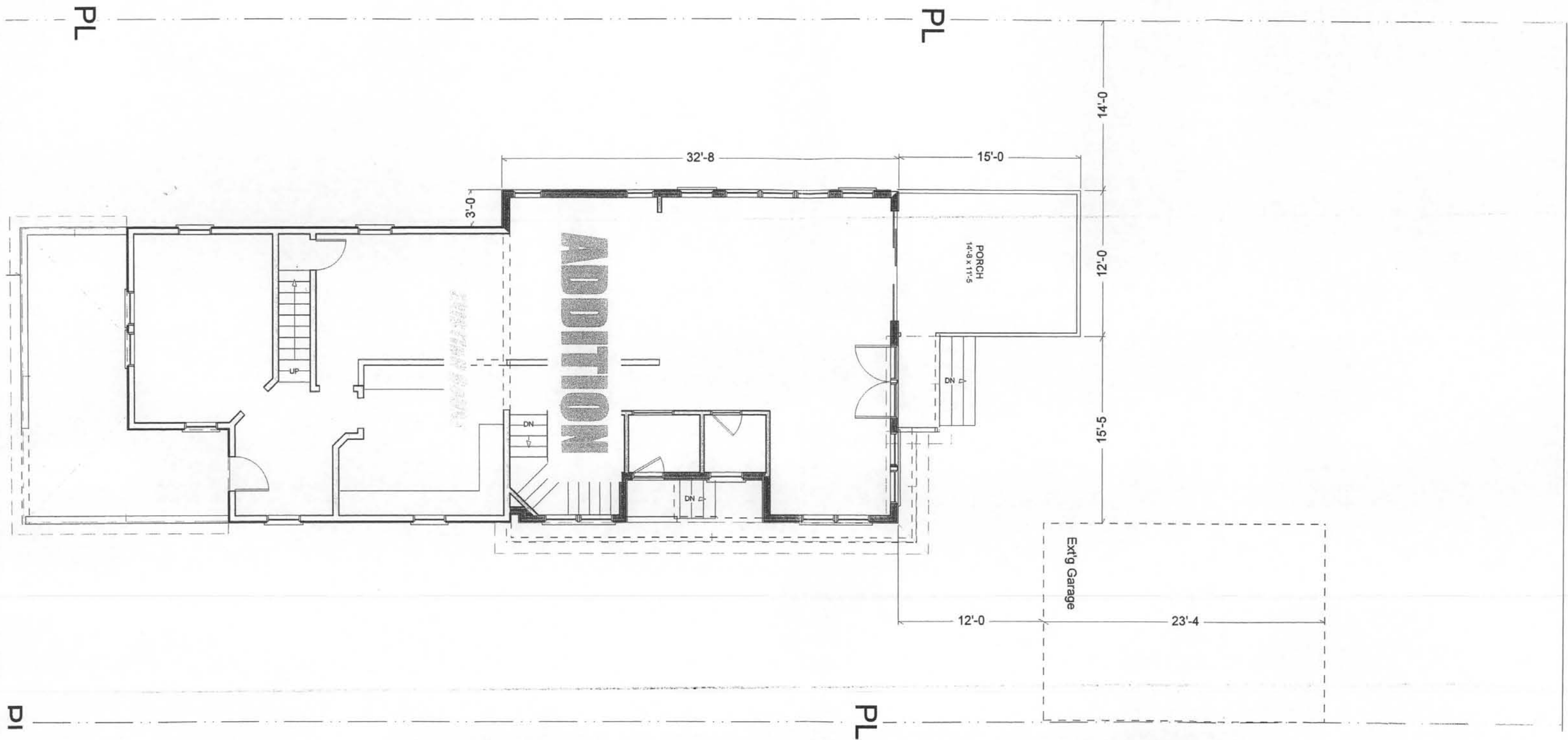
OCCUPANT
5 WALKER AVENUE
GAITHERSBURG MD 20877

OCCUPANT
2 WALKER AVE
GAITHERSBURG MD 20877

OCCUPANT
4 WALKER AVE
GAITHERSBURG MD 20877

OCCUPANT
6 WALKER AVENUE
GAITHERSBURG MD 20877

OCCUPANT
119 N FREDERICK AVE
GAITHERSBURG MD 20877

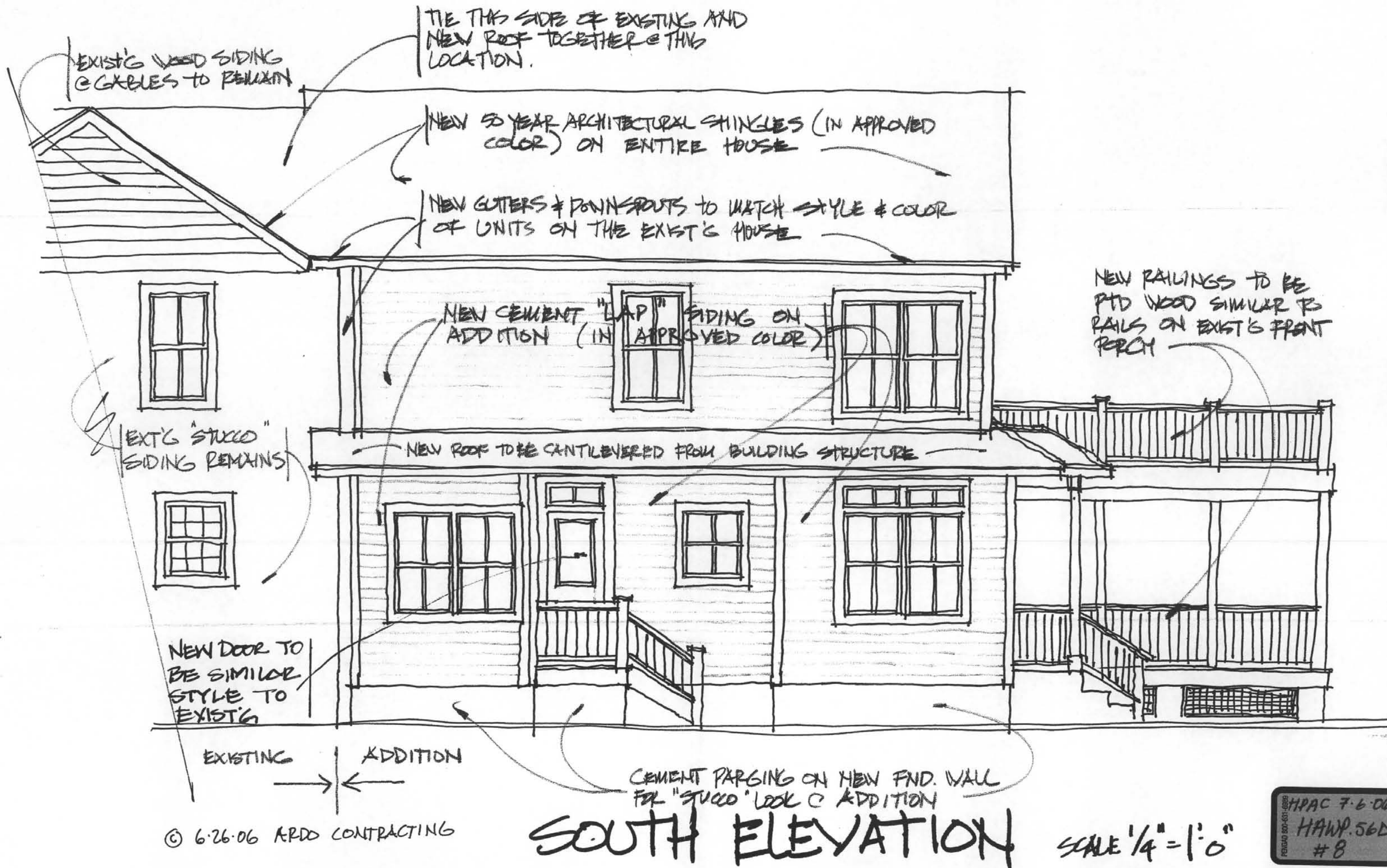


17 Walker Avenue Proposed Addition

Scale 1/8" = 1' - 0"

© 6-26-2006 ARDO CONTRACTING

HPAC 7606
HAWP.56D
7



NEW 50 YEAR ARCHITECTURAL
ASPHALT SHINGLES ON NEW
AND EXISTING ROOF (IN
APPROVED COLOR) TYPICAL.

NEW HARDY CEMENT SIDING
LAP STYLE (SIMILAR TO EXIST'G
GABLES) IN APPROVED
COLOR ON ADDITION

NEW GUTTERS AND DOWNSPOUTS
TO MATCH THOSE ON MAIN HOUSE

NEW PAINTED RAILINGS TO
MATCH THOSE ON EXIST'G
FRONT PORCH (TYPICAL)

SCREENED PORCH ON BRK
PIERS WITH PAINTED LATTICE
(SIMILAR TO LATTICE ON FRONT
PORCH).

MULLION STYLE ON ALL
NEW FRENCH DOORS
TO BE SIMILAR

NEW
WINDOW GRIDS TO BE "2 OVER 2"
OR "CRAFTSMAN" STYLE ON ALL
DOUBLE HUNG WINDOWS.

ALL OPERABLE NEW WINDOWS
GET FULL SCREENS.

NEW WINDOWS TO BE
ANDERSEN 400 SERIES
WITH WHITE EXTERIOR.

CANTILEVERED ROOF IS
STRUCTURALLY SUPPORTED
BY HOUSE FRAMING. IF
COSMETIC BRACKETS ARE
USED - THEY SHALL BE
SIMILAR TO FRONT PORCH
BRACKETS.

NEW PAINTED TRIM TO MATCH
EXIST'G TRIM FOR SIZE
AND COLOR @ DOORS AND
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PARSING C EXPOSED END.
WALL FOR "STUCCO" LOOK
O NEW ADDITION

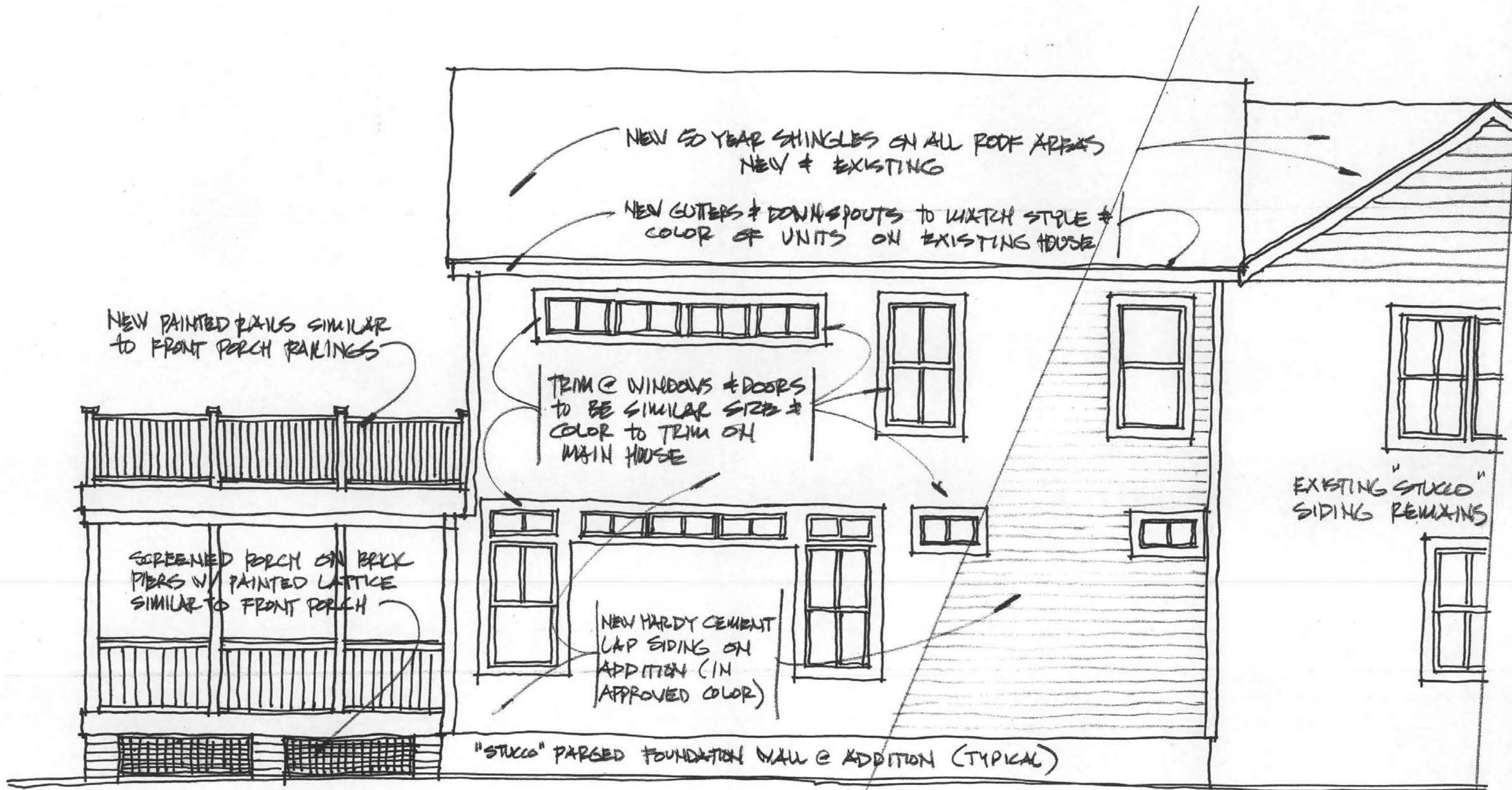


REAR (EAST) ELEVATION

SCALE 1/4" = 1'-0"

© 6.26.06 ARDO CONTRACTING

HPAC 7.6.06
HAWP.560
#9



© 6-26-2006 ARDO CONTRACTING

NORTH ELEVATION

SCALE 1/4" = 1'-0"

HPAC 7-6-06
HAWP.56D
#10

ALL OPERABLE NEW WINDOWS
GET FULL SCREENS.

NEW WINDOWS TO BE
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REAR (EAST) ELEVATION

SCALE 1/4" = 1'-0"



© 6-26-2006 ARDO CONTRACTING

NORTH ELEVATION

SCALE 1/4" = 1'-0"

HPAC 7-6-06
HAWP-56D
#18